

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

EASTLAND County
Deed of Trust Dated: September 9, 2015
Amount: \$208,650.00
Grantor(s): GAWAIN LEBLANC and TIFFANY LEBLANC

Original Mortgagee: PLAZA HOME MORTGAGE INC.
Current Mortgagee: PLAZA HOME MORTGAGE INC.

Mortgagee Address: PLAZA HOME MORTGAGE INC., 1 Corporate Drive, Ste. 360, Lake Zurich, IL 60047

Recording Information: Document No. 2015-002854

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO.

Date of Sale: December 4, 2018 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the EASTLAND County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

Laura Browder or Terry Browder, Marsha Monroe, Linda Reppert, Jonathan Schendel, Ramiro Cuevas, Frederick Britton, Doug Woodard, Chris Demarest or Kristie Alvarez have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.


The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.


If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.


RACHEL U. DONNELLY, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2016-015624


LAURA BROWDER OR TERRY BROWDER, MARSHA
MONROE, LINDA REPERT, JONATHAN SCHENDEL, RAMIRO
CUEVAS, FREDERICK BRITTON, DOUG WOODARD, CHRIS
DEMAREST OR KRISTIE ALVAREZ
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

RECEIVED 9:48A M.
CATHY JENTHO, COUNTY CLERK

SEP 20 2018

EASTLAND COUNTY, TEXAS
By  Deputy

STATE OF TEXAS

COUNTY OF EASTLAND

Before me, the undersigned authority, on this _____ day of _____, personally appeared _____, known to me to be the person(s) whose name is/are subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:
Hughes, Watters & Askanase, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2016-015624

Exhibit "A"

A 12.79 acre tract of land situated within the Henry Rogers Survey, Abstract No. 426, Eastland County, Texas, being that same tract of land described in a deed to Howard W. Pierce et. ux. recorded in Volume 2473, Page 86 of the Official Public Records, Eastland County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a 60d nail (control monument) found in the North line of Count Road No. 339 for the Southeast corner of said Pierce tract, said point being located in the common line between said Rogers Survey and the John P. Rohus Survey, Abstract No. 415, Eastland County, Texas, same being the West line of a tract of land described in a deed to Billy Joe Tipton recorded in Volume 1607, Page 93 of the Official Public Records, Eastland County, Texas, for the Southeast corner of this described tract;

Thence S 89° 59' 34" W, 782.28 feet over and across said Rogers Survey along the common line between said Pierce tract and County Road No. 339, to a 5/8" rebar rod (control monument) found for a common corner between said Pierce tract and the remaining portion of a tract of land described in a deed to Sam Attebry recorded in Volume 1815, Page 320 of the Official Public Records, Eastland County, Texas, for the Southwest corner of this described tract;

Thence over and across said Rogers Survey along the common line between said Pierce tract and Attebry tract the following courses and distances:

Thence N 08° 44' 18" W, 207.18 feet to a 5/8" rebar rod (control monument) found for a common corner between said Pierce tract and the remaining portion of said Attebry tract, for an angle corner of this described tract;

Thence N 81° 52' 58" E, 54.28 feet to a 5/8" rebar rod (control monument) found for a common corner between said Pierce tract and the remaining portion of said Attebry tract, for an angle corner of this described tract;

Thence N 02° 16' 15" W, 277.98 feet to a 5/8" rebar rod (control monument) found for a common corner between said Pierce tract and the remaining portion of said Attebry tract, for an angle corner of this described tract;

Thence S 82° 32' 15" E, 367.93 feet to a 5/8" rebar rod (control monument) found for a common corner between said Pierce tract and the remaining portion of said Attebry tract, for an angle corner of this described tract;

Thence N 37° 31' 35" E, 131.11 feet to a 5/8" rebar rod (control monument) found for a common corner between said Pierce tract and the remaining portion of said Attebry tract, for an angle corner of this described tract;

Thence N 08° 08' 23" E, 539.15 feet to a 5/8" rebar rod (control monument) found for a common corner between said Pierce tract and the remaining portion of said Attebry tract, for the Northwest corner of this described tract;

Thence N 77° 09' 37" E, 264.26 feet to a 5/8" rebar rod (control monument) found for a common corner between said Pierce tract and the remaining portion of said Attebry tract, for the Northeast corner of this described tract, said point being located in the common line between said Rogers Survey and previously mentioned Rohus Survey, same being the West line of previously mentioned Tipton tract;

Thence S 00° 23' 01" W, 1138.77 feet along the common line between said Rogers Survey and Rohus Survey, same being the common line between said Pierce tract and Tipton tract, to the place of beginning and containing 12.79 acres of land.